Determining the Feasibility and Highest and Best Use for Redevelopment of 1510 E Pender St

1. INTRODUCTION

* Letter of transmittal
* Table of contents
* Executive summary
* Definition of the problem
* Scope of the inquiry

1. DATA SECTION
   * Land description and analysis
     1. Dimensions, shape and area
     2. Topography and drainage
     3. Services
     4. Right of way and easements
     5. Street improvements
   * Zoning and land use classification
     1. Zoning bylaw
     2. Zoning designation
        1. Other land use controls
        2. Permitted and discretionary uses
        3. Trends and policies
   * Highest and best use analysis
     1. Theory and principle of highest and best use
     2. Highest and best use of the site
        1. Legally permissible use
           1. Outright uses
           2. Conditional uses
           3. Rental Housing Stock Official Development Plan
        2. Physical possibility of use
        3. Financially feasible use
           1. Secured Market Rental Housing Policy (Rental 100)
           2. Optimal unit mix of alternate uses
           3. Net operating income calculation of alternate uses
        4. Maximally productive use
           1. Yield on cost analysis
2. CONCLUSION
   * Summary of findings
   * Recommendations for the problem
3. APPENDICIES
   * Bibliography
   * Interview Questions